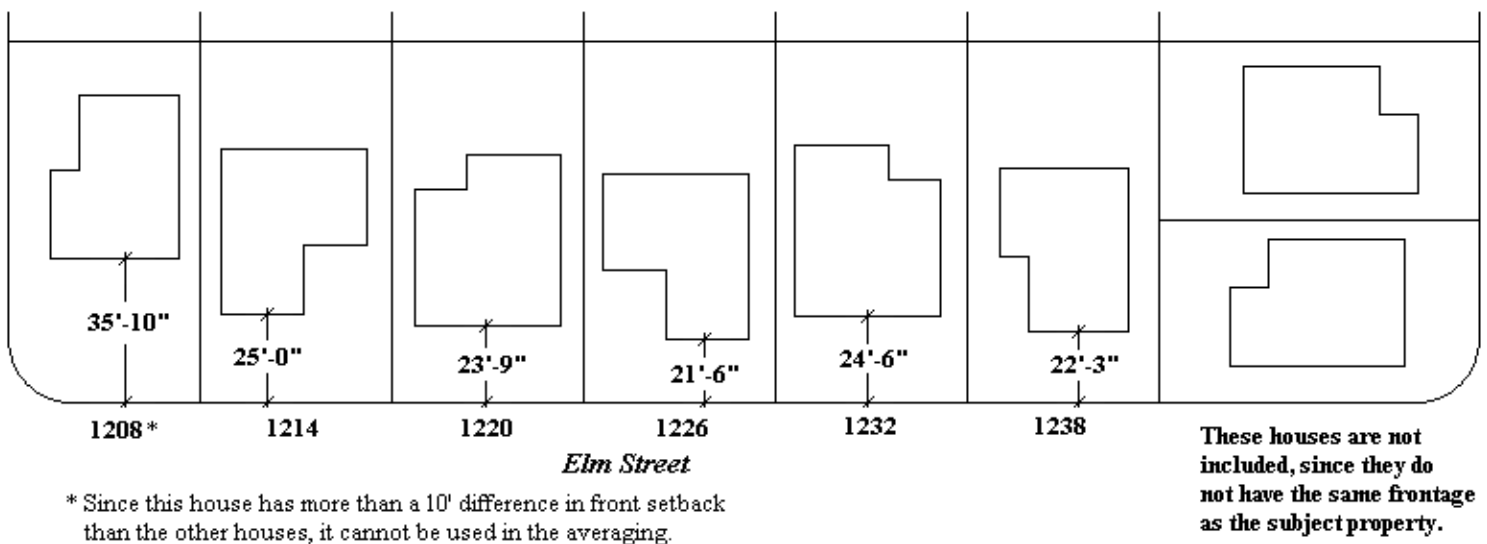


## Front Setback - Block Average Exception

Section 20.30.240...in the **R-1-8**, **R-1-5**, **R-2**, and **R-M** Residence Districts, when lots comprising forty percent or more of the frontage on one side of a street between two intersecting streets have been developed with buildings having an average front setback with a variation in depth of not more than 10 feet, the front setback applicable to such lots shall be said existing average rather than the setbacks as otherwise referenced in this Title, provided that this provision shall never be deemed to require a front setback of more than fifty feet for any such lot. No additional exceptions to the front setback are allowed to further reduce the front setback.

### EXAMPLE:



$$25'-0" + 23'-9" + 21'-6" + 24'-6" + 22'-3" = 117'-0"$$

$$117'-0" \div 5 = 23'-4"$$

Block averaging allows 23'-4" to be the minimum front setback requirement.

Block Averaging information may be written on a parcel map and submitted with the Building Permit application, or on plans, for review.

*PLEASE NOTE: If there is an easement along the front property line that is more restrictive than the block averaging, then the stricter easement will be the limiting factor for the front of the house.*